103.0	0001	0006.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,276,500 / 1,276,500
					USE VALUE: 1,276,500 / 1,276,500
					ASSESSED: 1,276,500 / 1,276,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARSLANIAN NORAIR/TRUSTEE
Owner 2:	HUTCHINSON 94 TRUST
Owner 3:	
Street 1:	94 HUTCHINSON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ARSLANIAN NORAIR--ETAL -
Owner 2:	ARSLANIAN MELINE & ALINE -
Street 1:	94 HUTCHINSON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 15,540 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 3482 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15540.000	500,000	1,100	775,400	1,276,500
Total Card	0.357	500,000	1,100	775,400	1,276,500
Total Parcel	0.357	500,000	1,100	775,400	1,276,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.60 | /Parcel: 366.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	66305
GIS Ref	
GIS Ref	
Insp Date	02/23/09

!8207!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0001-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	500,000	1100	15,540.	775,400	1,276,500	1,276,500	Year End Roll	12/18/2019
2019	101	FV	376,900	1100	15,540.	775,400	1,153,400	1,153,400	Year End Roll	1/3/2019
2018	101	FV	376,900	1100	15,540.	664,700	1,042,700	1,042,700	Year End Roll	12/20/2017
2017	101	FV	376,900	1100	15,540.	620,300	998,300	998,300	Year End Roll	1/3/2017
2016	101	FV	376,900	1100	15,540.	531,700	909,700	909,700	Year End	1/4/2016
2015	101	FV	321,100	1200	15,540.	476,300	798,600	798,600	Year End Roll	12/11/2014
2014	101	FV	321,100	1200	15,540.	440,900	763,200	763,200	Year End Roll	12/16/2013
2013	101	FV	321,100	1200	15,540.	420,400	742,700	742,700		12/13/2012

PRINT

Date	Time
12/10/20	22:47:10

LAST REV

Date	Time
05/24/16	09:08:00
ekelly	
8207	

USER DEFINED

Prior Id # 1:	66305
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARSLANIAN NORAI	60898-317		1/4/2013	Convenience	1	No	No		
PACIFICO RICHAR	23295-542		6/11/1993		262,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2014	1418	Renovate	99,939					Renovate hall & ma
2/19/2004	85	Addition	28,000					12X16 ROOM ON PATI
6/27/1994	301	Manual	3,200					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2015	Permit Insp	PC	PHIL C
2/23/2009	Meas/Inspect	163	PATRIOT
2/10/2005	Permit Visit	BR	B Rossignol
10/26/1999	Meas/Inspect	263	PATRIOT
9/13/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15540		Sq. Ft.	Site		0	70.	0.71	4			Golf co	25					775,425						775,400	

Total AC/HA: 0.35675 | Total SF/SM: 15540 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 775,425 | Spl Credit | Total: 775,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	0.99204183
Const Adj.:	0.99287075
Adj $ / SQ:	93.572
Other Features:	141621
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560571
Depreciation:	60542
Depreciated Total:	500029

COMMENTS

RANCH W/ATC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

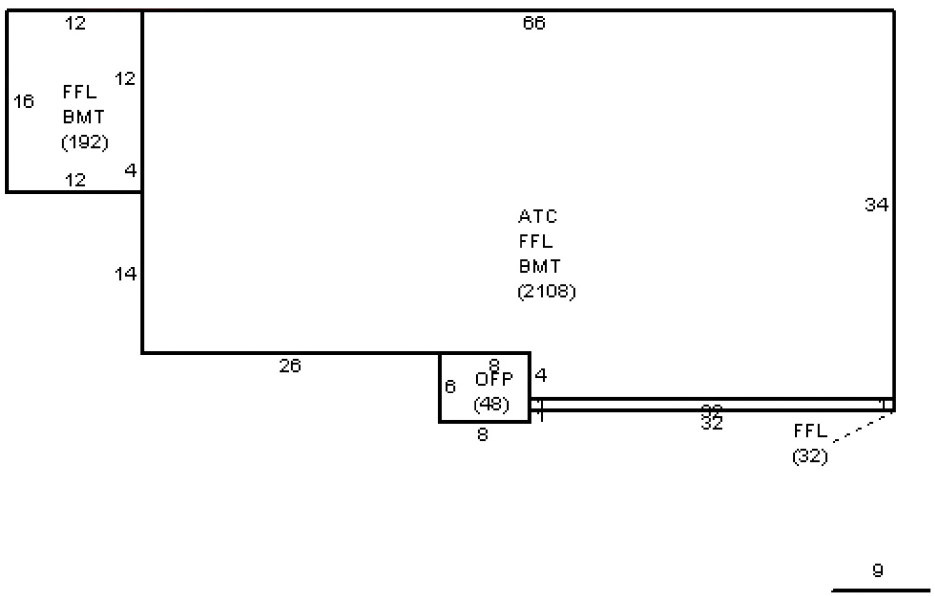
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	102.93
Special Features:	0	Val/Su Net:	92.28
Final Total:	500000	Val/Su SzAd	162.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,332	93.570	218,210
BMT	Basement	2,300	37.190	85,548
ATC	Attic	738	84.210	62,134
OFP	Open Porch	48	43.690	2,097

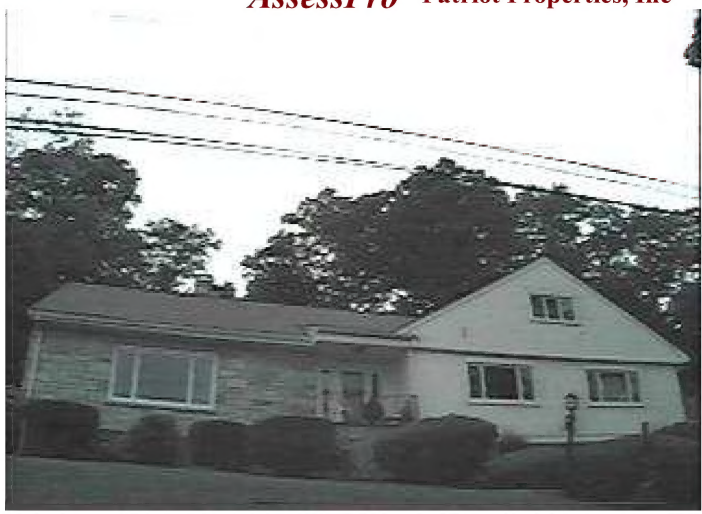
Net Sketched Area:	5,418			Total:	367,989
Size Ad	3069.7999	Gross Are	6788	FinArea	3482

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	25	C	
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 103.0-0001-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X66	A	AV	1980	2.96	T	31.2	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100